

**ZONING BOARD OF APPEALS**  
**Tuesday, April 20, 2010**  
**6:30 P.M. – City Council Chambers**  
**Rockford City Hall, 425 East State Street**

**Present:**

**ZBA Members:**

Alicia Neubauer  
Dennis Olson  
Julio Salgado  
Scott Sanders  
Craig Sockwell

**Absent:**

Aaron Magdziarz  
Dan Roszkowski

**Staff:**

Jennifer Cacciapaglia – City Attorney  
Todd Cagnoni - Deputy Director, Construction Services  
Sandra Hawthorne – Administrative Assistant  
Jon Hollander – City Engineer, Public Works  
Matt Knott – Division Chief of Fire Prevention

**Others:**

Alderman Frank Beach  
Alderman Bill Robertson  
Kathy Berg, Stenographer  
Applicants and Interested Parties

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Sandra Hawthorne explained the format of the meeting will follow the Boards Rules of Procedure generally outlined as follows:

The Chairman will call the address of the application.

- The Applicant or representative are to come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name and address to the Zoning Board secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns, answer questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

It was further explained to the public in attendance, applicants, objectors and interested parties that this meeting is not a final vote on any item. The date of the Codes & Regulations meeting was given as Monday, May 3, 2010, at 4:30 PM in Conference Room A of this building as the second vote on these items. The public in attendance, applicants, objectors and interested parties were instructed that they could contact Sandra Hawthorne in the Zoning Office for future information and that her phone number was listed on the top of the agenda which was made available to all those in attendance at the beginning of the meeting. The City's web site address for minutes of this meeting are listed on the agenda as well.

A **MOTION** was made by Craig Sockwell to **APPROVE** the minutes of the March , 2010 meeting as submitted. The Motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 4-0, with Aaron Magdziarz absent and Julio Salgado and Dennis Olson abstaining as they were not in attendance at the February meeting.

**ZBA 004-10**

Applicant  
Ward 10

**1125 Landis Lane**

Zachary Murphy / Guilford Crossings

**Zoning Map Amendment** from R-2, Two-family Residential Zoning District to C-1, Limited Office District

The subject property is located approximately 800 feet east of Guilford Road and North Alpine Road and is currently a little over 2 acres of vacant land. Zachary Murphy, representing Guilford Crossing, reviewed their request. This rezoning would be to light commercial for future light office use.

Staff Recommendation was for Approval. No Objectors or Interested Parties were present.

Alderman Frank Beach asked if the Applicant was aware if there were restrictions placed on this parcel as to use and heights. The Applicant stated there were such restrictions and that he was aware of them. Mr. Cagnoni stated that Staff was comfortable with the C-1 request. He explained this property originally came in with a request for a Planned Residential Development. Development activities relating to residential have gone down nationwide in the last few years and as such the R-2 use is not financially feasible for development. He further verified all of the restrictions put on types of usage and height of buildings will remain in place.

A **MOTION** was made by Craig Sockwell to **APPROVE** the Zoning Map Amendment from R-2, Two-family Residential Zoning District to C-1, Limited Office District at 1125 Landis Lane. The Motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 5-0.

**ZBA 004-10**  
**Findings of Fact for a Zoning Map Amendment**  
**From R-2, Two-Family Zoning District**  
**To C-1, Limited Office Zoning District at**  
**1125 Landis Lane**

**Approval** of this Zoning Map Amendment is based upon the following findings:

1. The proposed Zoning Map change is consistent with Article II, Intent and Purpose, of the Rockford Zoning Ordinance for the following reasons:
  - a. This proposal promotes the health, safety, comfort, convenience, orals and general welfare for the citizens of Rockford because it is consistent with the comprehensive plan and surrounding uses;
  - b. This proposal protects the character, scale and stability of the adjacent residential and commercial because the proposed development will meet all development requirements of this site; and
  - c. The proposed map amendment would allow for a reasonable development to take place consistent with the surrounding neighborhood
2. The proposed Zoning Map Amendment is consistent with the approved general plan, the Year 2020 Plan, for the area. The 2020 Plan designates this property as RL, Light residential.

**ZBA 007-10**

Applicant  
Ward 6

**2830 Sandy Hollow Road**

Maverick Media of Rockford

**Modification of Special Use Permit #119-94** for placement of a temporary modular office unit in an R-2, Two-family Residential District

The subject property is located 2,853 feet northwest of 20<sup>th</sup> Street and Sandy Hollow Road Intersection and is currently a radio station with transmitter towers. J Chapman, General Manager of Maverick Media of Rockford, reviewed the request for a temporary modular office unit. He explained they have added staff recently and at this time are not in a position to add to their office space. They are asking for use of a modular office unit for no longer than 24 months as a temporary solution.

Alicia asked if any photos of the proposed office had been submitted or were available. Mr. Chapman stated he did not have any. Mr. Olson asked if there were any contingency plans after 24 months if they did not expand. In response, Mr. Chapman stated they did not have any at this time, but he has signed a statement agreeing the modular office would not be in place longer than 24 months.

Staff Recommendation was for Approval with 3 conditions. No Objectors or Interested Parties were present; however one letter of Objection was received from Kenneth Krueger, 2810 Sandy Hollow Road, Unit 2. Mr. Krueger expressed concern with the amount of traffic going past his garage to the radio station. He also stated there is a problem with golfers on the green next to the drive, and the use of cell phones from people driving out of the property. He suggested the business office of the radio station be moved away from their present location.

Mr. Cagnoni stated this property was annexed in the early 1990's and the radio station had requested a Special Use Permit to bring the property into compliance. He further explained Staff has reviewed the landscaping along the residential area and felt it was significant.

Ms. Neubauer had concerns that there were no photos or drawings showing what this proposed building would look like. Scott Sanders asked if modular offices were addressed in the City building codes. Mr. Cagnoni stated temporary structures have been done in the past. Building codes can be met; however, there are a few more steps of approval in the case of temporary structures.

A **MOTION** was made by Craig Sockwell to **APPROVE** the Modification of Special Use Permit #119-94 for placement of a temporary modular office unit in an R-2, Two-family Residential District for the property at 2830 Sandy Hollow Road. The Motion was **SECONDED** by Julio Salgado and **CARRIED** by a vote of 5-0.

Approval is subject to the following conditions:

1. Meeting all applicable building codes, specifically documentation from a licensed design professional (Architect), licensed in the State of Illinois indicating the proposed temporary modular office meets the building code requirements in regard to the modular office being occupied by workers.
2. The modular office shall not be located on the property for longer than twenty-four (24) months and shall be removed prior to occupancy of the proposed addition.
3. That the property is developed as per Exhibit D.

**ZBA 007-10**  
**Findings of Fact for a Modification of Special Use Permit #119-94**  
**For Placement of a Temporary Modular Office Unit**  
**And a Building Addition of 1,512 sq. ft.**  
**Which is Greater Than Ten Percent (10%) of the Existing Building**  
**In a R-2, Two-Family Residential Zoning District at**  
**2830 Sandy Hollow Road**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall, in all other respects, conform to the applicable regulations of R-2 the Zoning District in which it is located.

**ZBA 008-10**

Applicant  
Ward 14

**1445-1447 Woodcreek Bend**

Timothy Wehrle

**Zoning Map Amendment** from R-2, Two-Family Residential Zoning District to R-3, Multi-family Zoning District

**Variation** to change parking space requirements from 4 ½ spaces to 4 spaces in a R-3, Multi-Family Residential Zoning District

Prior to the meeting a written request was received from the Applicant asking that this item be Laid Over to the May 18<sup>th</sup> meeting.

A **MOTION** was made by Craig Sockwell to **LAY OVER** the Zoning Map Amendment from R-2, Two-Family Residential Zoning District to R-3, Multi-family Zoning District and to **LAY OVER** the Variation to change parking space requirements from 4 ½ spaces to 4 spaces in an R-3, Multi-Family Residential Zoning District at 1445-1447 Woodcreek Bend. The Motion was **SECONDED** by Julio Salgado and **CARRIED** by a vote of 5-0.

**ZBA 009-10**

Applicant  
Ward 4

**1729 East Riverside Boulevard**

Hilts, LLC / Debra Wisniewski

**Special Use Permit** for a car wash facility in a C-2, Limited Commercial Zoning District

This property is located 400 feet west of the North Alpine Road and East Riverside intersection and is currently a vacant car wash facility. Debra Wisniewski, Applicant representing Hilts, LLC was present. She stated the Applicants are looking to renovate the existing car wash which has not been in use for several years and re-establish a more updated and modern car wash facility at this location.

Ms. Neubauer asked if the Applicant's new signage would require conformance with the existing sign height of 8 feet. Mr. Cagnoni stated Staff felt it would be reasonable to have the sign face changed and remain as a legally non-conforming sign. In this case, the sign itself would not be enlarged and the structure would not be removed, so would be allowed to be the same size as what is existing. Ms. Wisniewski stated the Applicants are aware that landscaping plans need to be submitted to Staff and will comply.

Staff Recommendation was for Approval with 2 conditions. No Objectors or Interested Parties were present.

A **MOTION** was made by Alicia Neubauer to **APPROVE** the Special Use Permit for a car wash facility in a C-2, Limited Commercial Zoning District at 1729 East Riverside Boulevard. The Motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 5-0.

Approval is subject to the following conditions:

1. Meeting all applicable building codes, specifically documentation from a licensed design professional (Architect), in the State of Illinois indicating compliance with current Building Codes.
2. Submittal of a detailed landscaping plan for Staff review and approval

**ZBA 009-10**  
**Findings of fact for a Special Use Permit**  
**For a Car Wash Facility**  
**In a C-2, Limited Commercial Zoning District at**  
**1729 East Riverside Boulevard**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

6. The special use shall, in all other respects, conform to the applicable regulations of the C-2 Zoning District in which it is located.

**ZBA 010-10**

Applicant  
Ward 5

**621 Kishwaukee Street**

Martin Arteaga/Mayra Fernandez/Mario Hernandez

**Variation** to change the minimum requirement of 13.3 parking spaces per every 1,000 square feet to allow for expansion of the restaurant from the required 52 parking spaces to 32 parking spaces in a C-2, Limited Commercial Zoning District

Margarita Arteaga and Mayra Fernandez were present. Ms. Arteaga reviewed the Applicant's request for Variation to parking.

Mr. Sanders stated the 16 foot drive aisle on the site plan presented is not sufficient for two-way traffic. He also noticed there is no exit in the back and the parking lot behind the building and felt the submitted plan does not seem to be feasible. Mr. Olson stated the Applicant is expanding their restaurant to allow more customers, but reducing the parking for those increased customers. Ms. Neubauer suggested if the parking lot were improved to allow two-way traffic and additional parking in the back, she would be more willing to support this request.

Staff Recommendation was for Denial. No Objectors or Interested Parties were present.

Mr. Cagnoni stated Staff had some of the same questions as to how this parking layout would work. They would like to see this business become more successful and would like to find a way to work with the Applicant to see if ultimately a plan could be worked out that would meet City requirements. The percentage of take out also comes into play and Staff is willing to work with the Applicant further.

The Board felt this item should be Laid Over to allow the Applicant time to work with Staff on a more feasible plan that could meet their needs.

A **MOTION** was made by Alicia Neubauer to **LAY OVER** the request for Variation to change the minimum requirement of 13.3 parking spaces per every 1,000 square feet to allow for expansion of the restaurant from the required 52 parking spaces to 32 parking spaces in a C-2, Limited Commercial Zoning District at 621 Kishwaukee Street.

**ZBA 011-10**

Applicant  
Ward 6

**1507 Baxter Road**

American Bentonite International

**Modification of Special Use Permit #025-08** for blending, production, packaging, storage, loading and shipment of bentonite and other natural mineral products

**Special Use Permit** to allow outdoor storage of bentonite and related materials

**Variation** to eliminate blacktop paving and replace with gravel for outdoor storage and parking

**Variation** to eliminate landscaping requirements

**Variation** to deviate from the Subdivision Ordinance from required 20 feet public road frontage for a subdivided lot to 0 feet

Prior to the meeting a request was received from the Applicant to Lay Over this item to the May 18 meeting.

A **MOTION** was made by Craig Sockwell to **LAY OVER** the Modification of Special Use Permit #025-08 for blending, production, packaging, storage, loading and shipment of bentonite and other natural mineral

products; the Special Use Permit to allow outdoor storage of bentonite and related materials; the Variation to eliminate blacktop paving and replace with gravel for outdoor storage and parking; the Variation to eliminate landscaping requirements; and the Variation to deviate from the Subdivision Ordinance from required 20 feet public road frontage for a subdivided lot to 0 feet at 1507 Baxter Road. The Motion was **SECONDED** by Julio Salgado and **CARRIED** by a vote of 5-0.

**054-09**

Applicant  
Ward 6

**1277 Asche Avenue**

David Jenkins

**Special Use Permit for a Planned Unit Development** for a Multi-family Residential Development consisting of 158 units on one lot in a C-3, General Commercial Zoning District  
**Laid Over from January, February & March**

Jay Landesman, President of Sierra Financial (Applicant); Gordon Stannard, Arnold Lundgren & Associates; David Roos, LandWhite Developers (Applicant); and Attorney Ian Linnabary were present. Attorney Linnabary explained this project is situated on a 6.2 acre parcel near Sandy Hollow and 11<sup>th</sup> Street. He stated the Applicant proposes an affordable housing project that makes good use of the land at a lower density than the C-3 District would allow. There are six buildings involved for a total of 158 units. Three of the buildings will be 3-story, with the remaining three being 4-story. The units will be one, two and three bedrooms and will range in rental price from \$630 to \$930 per month. Unit size ranges from 669 square feet to 1,134 square feet. Attorney Linnabary emphasized that although this is an affordable housing project, it will not take Section 8 or rent assisted (stipend) housing. Density will be 24 units per acre, which is less than the 30 units per acre allowed, according to Attorney Linnabary. In addition, there will be four garages housing a total of 92 vehicles. There is a proposed access off of Ashe Avenue. A second access is proposed across the Southgate Shopping Center parking lot which would be a perpetual easement. Attorney Linnabary further stated the service road that runs along Sandy Hollow can also be an access.

As part of this development, a 3,000 square foot community center with a full kitchen and two computers, a fitness center with 3 machines, and an 18,000 square foot playground is proposed. When possible, appliances will be energy star certified. Appliances will be stainless steel. The 2 and 3 bedroom units will have 2 full baths. Attorney Linnabary further stated there will be management on site. Exhibit H, submitted with the Zoning Report, shows all floor plans available. Attorney Linnabary stated the exteriors will be sided in vinyl, stone, and split face cement.

As part of this project, improvements will be made to the Eastgate Shopping Center. The Applicants will reconstruct the parking lot with lighting, landscaping, and curbs. The K-Mart shopping center will have a refaced façade in an effort to attract new tenants. K-Mart has indicated they would give the vacant Tire and Battery building to the Applicants and Attorney Linnabary indicated a possible use for this building could be a Police sub-station.

Continuing, Attorney Linnabary stated the 2020 Plan designates this area as retail; however, there has been no interest in this retail site for close to 30 years. There is no visibility from high traffic corridors to this site, which creates a lack of interest to retail developers. He stated the Comprehensive Plan must be flexible to allow changes in circumstances and unforeseen opportunities. This developer has offered to come into the community and provide the type of housing that Rockford has a need for. There is a shortage of good affordable housing according to the Comprehensive Plan. Looking at the SE and SW areas of the city, 80% of those houses are average or worse. There is a need for good quality housing in this area of the City.

The Applicant has chosen to do a market study, which resulted in the discovery that Rockford is over-retailed and there are many empty retail spaces at this time. This development is a way to compensate for changing circumstances and unforeseen opportunities. Rockford is at 25% retail/commercial, in

comparison to the recommended 19%. He further stated this project will generate 125 jobs, using local labor and \$220,000 in tax dollars, of which 100% will go to the city.

In discussion, Ms. Neubauer asked for a more detailed description of what the Applicant meant to be low income units. Attorney Linnabary stated the only requirement the developer must meet to qualify for low income tax credits is to restrict 80% of the housing to households with \$43,400 or less. He clarified that low income tax credits does not mean Section 8 or stipend apartments. There will be no subsidy allowed for rent.

Scott Sanders asked if the minimum income limit was enforced and the Applicant stated this is kept track of and enforced. Ms. Neubauer did not feel \$630 was affordable for a family income of \$40,000. She also asked if this will be built in stages or all at once, to which Attorney Linnabary replied it will all be built at one time. Alicia was concerned with vacancy should a percentage of these units not be filled. Attorney Linnabary stated their studies have shown there is a demand for this price range of units. Mr. Sanders was also concerned with what would happen to these units if, in the future, the units are not filled as expected. Attorney Linnabary's response was that this Developer has experience in this type of market, and has done background work on studies prior to committing to such a development at this location.

Mr. Sanders asked Matt Knott, Division Chief of Fire Protection, if the Fire Department was comfortable with access to this property. Chief Knott stated the Sandy Hollow access is not acceptable. He explained their vehicles need a width in excess of 50 feet to maneuver. Mr. Sanders felt the dedicated easement through the Southgate Parking lot allowed better circulation.

For point of clarification, Mr. Cagnoni asked the Applicant if they were formally amending the application as presented this evening according to the submitted site plan to which Attorney Linnabary responded yes. In regards to the reconstruction of the entire parking lot to the specification of the revised plan submitted at this meeting, Mr. Cagnoni asked if this was a total reconstruction. Attorney Linnabary responded yes. Mr. Landesman, President of Sierra Financial, stated there is a new plan that has not been submitted as yet that will be made available to Staff. Staff clarified that the proposal of the reconstruction of the lot and the building façade will be part of the amended proposal. Mr. Landesman stated he would have no objection to this being a part of the conditions of approval if the Board so chose to approve. Attorney Landesman verified for Staff and the Board that Mr. Landesman did have authority to grant permission that this be part of the request.

Staff clarified with the Applicant that the maximum allowable income would be \$43,000+ for a family of 5, and maximum would be \$25,000 for a single person.

Mr. Cagnoni stated the Developer has been working with Staff and there has been a great deal of progress in working on this development; however, Staff's recommendation of Denial is based on the 2020 Plan being Retail for this property.

Scott Sanders asked if there would be on-site security to which the Applicant responded there would not. However, each unit will be hooked up to an alarm company and the residents will have the option to subscribe at their own expense.

Jon Hollander, City Engineer, stated with each change to this development plan submitted, the detention area gets smaller and the paved surfaces get larger. Drainage in this area is already challenged, which is one of the reasons for the poor quality of the parking lot at K-Mart. Public Works would need to review the newly submitted plans to determine if the detention area shown meets City requirements. Also the parking lot plan submitted does not allow for a detention area. Heritage had stated on their initial design that drainage calculations would satisfy drainage; however, Staff is not certain that those calculations were presented to Staff or to Mr. Hollander.

Mr. Olson asked Staff if the Police Department had been consulted, to which Mr. Cagnoni stated he did not believe they had.

Staff Recommendation was for Denial. No Objectors or Interested Parties were present.

Ms. Neubauer asked if there would be conditions of approval should the Board chose to approve. Craig Sockwell stated he would like to see the project move forward, but there were some issues that need to be dealt with beforehand and questioned whether this item should be Laid Over for further clarification. Mr. Cagnoni stated the submittal of drainage plans and drainage calculations for Staff review and approval in conformance with detention and storm water regulations would be a requirement. The Applicant stated the estimated completion date would be 12 months from final approval.

Mr. Sanders asked Staff if they had any other input that would assist the Board in making a decision. Mr. Cagnoni suggested several conditions of approval that could be composed by Staff should the Board chose to approve. Ms. Neubauer asked about the Type A buffer along the eastern perimeter. Mr. Cagnoni stated because of the number of units proposed, this project is a Planned Unit Development. As this is reviewed, the applicant can propose alternative designs to typical standards without requesting a Variation. Staff can clarify those deviations such as the landscaping buffer and if the Board is in agreement they have the right to approve, or deny in whole as submitted, or in part. Mr. Sanders stated he was comfortable as submitted.

Chief Knott stated there is a 6 foot fence as shown on Exhibit G that also limits Emergency Vehicle access as well as the access off of By-Pass 20. Due to the Police or emergency units that could be needed because of the density, further clarification on access would be required. Mr. Sanders asked if some of the access issues could be addressed by some physical modifications. He stated he would be more comfortable if a condition were added to the effect of acceptable access by the Fire Department. Mr. Cagnoni stated there are access issues – there is a proposed easement through the K-Mart site that goes through the west side of the property, there is a proposed access from Asche Avenue. The easement is not adequate because of a bottleneck, which eliminates this as access. Staff is not comfortable with the second access suggested by the Applicant. The Applicant and Staff will need to determine if there are smaller issues where the plan can be modified to meet the access needs, or if there are larger issues regarding the proposed site that need to be dealt with involving the Fire Department.

A **MOTION** was made by Alicia Neubauer to **APPROVE** the Special Use Permit for a Planned Unit Development for a Multi-family Residential Development consisting of 158 units on one lot in a C-3, General Commercial Zoning District at 1277 Asche Avenue with conditions of approval as written by Staff. The Motion was **SECONDED** by Craig Sockwell . The Vote **FAILED TO CARRY** by a majority vote with Alicia Neubauer, Craig Sockwell and Scott Sanders voting Aye and Dennis Olson and Julio Salgado voting Nay and will proceed to Codes and Regulations with a recommendation of **DENIAL**.

**ZBA 054-09**  
**Findings of Fact for a Special Use Permit for a Planned Unit Development**  
**For Multi-Family Residential Consisting of 158 Units on One Lot**  
**In a C-3, General Commercial District at**  
**1277 Asche Avenue**

**Denial** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community. The future land use designation indicates the property to develop with Commercial Retail. The proposed development is inconsistent and discourages the connectivity of the surrounding uses and future growth of the property.
2. The Special Use Permit will be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will substantially diminish and impair

property values within the neighborhood. The future land use designation and the existing zoning district are considered Commercial. The proposed development is not in line with the intent of the existing zoning and the future land use designation.

3. The establishment of the special use will impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities are not being provided. Adequate access to the property for the development has not been shown.
5. Adequate measures have not been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use does not conform to the applicable regulations of the C-3, General Commercial Zoning District in which it is located.

**056-09**

Applicant  
Ward 12

**3600 North Main Street**

Cynthia R. Shutkas

**Special Use Permit** for used passenger vehicle sales in a C-2, Limited  
Commercial Zoning District

**Laid Over from January, February & March**

Cynthia Shutkas, Applicant, was present. Ms. Shutkas stated she has made the decision that this location is not a good place for her car lot and wished to Withdraw her application. She asked if her application fee would be returned and was told it would not.

**Other Business**

The Board welcomed Dennis Olson to the Liquor Advisory Board and Zoning Board of Appeals as a new member, with a term to expire in June of 2015. Mr. Olson was a Lieutenant on the Rockford Police Department for 25 years, retiring in 2007.

With no further business to come before the Board, the meeting was adjourned at 8:25 PM.

Respectfully submitted,  
Sandra A. Hawthorne, Administrative Assistant  
Zoning Board of Appeals